

GENERAL INFORMATION

Applicant:	City of Bloomington
Location:	1800 W. 96 th Street
Request:	Final Site and Building Plans to construct an approximately 40,000 square-foot City fleet maintenance facility located at 1800 West 96th Street.
Existing Land Use and Zoning:	Salt storage and office/warehouse; zoned Limited Industry (I-2)
Surrounding Land Use and Zoning:	North – Warehouse; zoned I-2 East – Office/Warehouse; zoned I-2 South – Office/Warehouse; zoned I-2 West – Warehouse; zoned I-2
Comprehensive Plan Designation:	Industrial and Public

HISTORY

City Council Action:	07/07/03 – Approved final site and building plans for a salt storage facility at 1800 W 96 th St (Case 05693A-03).
City Council Action:	09/30/24 – Approved Type I Preliminary and Final Plat to combine two existing industrial lots into one industrial lot at 1750 and 1800 W 96th St (Case PL2024-155).

CHRONOLOGY

Planning Commission	09/18/2025	Public hearing scheduled
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DEADLINE FOR AGENCY ACTION

Application Date:	08/01/2025
60 Days:	09/30/2025
Extension Letter Mailed:	No
120 Days:	11/29/2025
Applicable Deadline:	09/30/2025

STAFF CONTACT

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PROPOSAL

In 2024, the City of Bloomington completed a Type I Plat for the properties located at 1750 and 1800 W 96th Street, consolidating them into a single parcel. On the newly combined site, 1800 W. 96th Street, the City is proposing the construction of a 39,263-square-foot fleet maintenance garage. The proposed facility will include 17 work bays, an administrative office area, and a covered outdoor break area. The building is planned for year-round use, operating Monday through Friday from 6:30 a.m. to 5:30 p.m. The project is proposed to start construction in spring 2026, and finish in spring 2027.

ANALYSIS

Land Use

The existing land use designations for the property are Industrial and Public. The Industrial designation is intended to accommodate manufacturing, warehousing, and related activities, while the Public designation is intended to reserve land for public uses such as municipal facilities. The property is currently zoned I-2 Limited Industry, which is intended to support industrial development and uses that require flexible floor space.

Code Compliance

The proposed development complies with most City Code requirements. Table 1 provides a Code analysis of items that meet or exceed City Code. Table 2 identifies any deviations requested.

Table 1: City Code Analysis – Regulations in compliance

Standard	Code Required	Provided
Site area (min.) (Sec. 21.301.01)	80,000 square feet	156,484 square feet
Minimum site width (Sec. 21.301.01)	NA	NA
Structure setbacks (min.) (Sec. 21.301.02)	30 feet (front) 25 feet (rear) 25 feet (side)	72 feet (front) 115 feet (rear) Minimum 52 feet (side)

Standard	Code Required	Provided
Structure setback from residential (Sec. 21.301.02)	100 feet	Approx. 1,400 feet
Parking setback (rear and side yard) (Sec. 21.301.06)	5 feet	15-foot rear 25-foot side
Impervious surface coverage (max.) (Sec. 21.301.01)	NA	NA
Floor area ratio (Sec. 21.301.01)	1.0 Maximum	0.25
Building size (min.) (Sec. 21.301.01)	10,000 square feet	39,263 square feet
Building height (max.) (Sec. 21.301.10)	80 feet	46 feet
Parking stall size (min.) (Sec. 21.301.06)	9 feet by 18 feet	9 feet by 18 feet
Drive aisle width (Sec. 21.301.06)	24 feet	Minimum 35 feet
Landscaping (min.) (Sec. 21.301.15)	63 Trees 157 Shrubs	63 Trees 160 Shrubs

Table 2: City Code Analysis – Regulations requiring amendments or flexibility

Standard	Code Required	Provided
Parking spaces required (min.) (Sec. 21.301.06)	79 spaces	62 spaces – Proof of Parking proposed
Parking setbacks (min.) (along street) (Sec. 21.301.06)	20 feet	12.5 feet – revision required

Building Design

The building's exterior is primarily composed of precast concrete panels, with additional architectural elements including aluminum metal panels and translucent wall paneling. A patio trellis will be provided to create a designated outdoor break area for staff. Rooftop mechanical equipment will be screened using perforated materials, blocking visibility from adjacent streets and sidewalks, although staff would need to review additional information regarding the perforated panels to ensure they provide opaque screening.

Access, Circulation, and Parking

There are currently four driveways providing access to the public street (W 96th St). The Engineering Department has recommended reducing this number to two or three. Additionally, the existing driveway openings exceed typical widths. It has been requested that the openings be reduced in size or that justification be provided for their current dimensions before permit issuance.

A condition included in the staff report requires the installation of parking islands at the end of each parking row. These islands must be constructed to a length three feet shorter than the adjacent parking stalls and will be required prior to the issuance of a parking lot permit or broader building permit for the project.

Perimeter screening of the parking lot is not required, as the property is not adjacent to any residentially zoned, guided, or used properties.

The applicant is currently proposing 62 parking spaces, whereas 79 spaces are required by code, as outlined in Table 3. To address this shortfall, the applicant will need to provide proof of parking for the remaining spaces. In accordance with City Code Section 21.301.06(e)(1), the Planning Commission has the authority to approve a reduction in the required number of parking spaces if the applicant can demonstrate a reduced need and identify areas reserved for future parking, should it become necessary. A site plan showing the required number of spaces that can be placed on site must be submitted and filed with the records for the property. Additionally, the City has the right to request a parking study prepared by an independent traffic engineering professional. Staff does not believe a study is necessary in this case, as the site is adjacent to the City's Public Works facility where additional parking supply is available. The fleet maintenance facility has lower parking demand than a commercial motor vehicle repair business.

Two locations identified in the Civil Plan could accommodate additional parking. If the site layout were shifted slightly eastward, the area on the west side of the building could provide approximately 16 spaces. Additionally, expanding the existing parking along the east side of the lot could yield 3 more spaces. Combined, these adjustments would enable the applicant to meet the full requirement of 79 parking spaces are required by code. While additional opportunities for off-street parking demonstrate compliance, staff is confident that the parking supply proposed is adequate to serve the facility.

Table 3: City Code Required Parking Analysis

Use	Code requirement	Unit or number	Required
Office	1 space per 285 square feet	4,518 square feet	15.9
Vehicle Repair	1 space per 300 square feet of gross floor area excluding service bays	4,437 square feet	14.8
Major Vehicle Repair	3 spaces per service bay	14 service bays	42
Minor Vehicle Repair	2 spaces per service bay	3 service bays	6
Parking Required			79
Parking Provided			62

Landscaping, Screening and Lighting

The proposed landscaping plan meets most applicable requirements, which include a minimum of one tree per 2,500 square feet and one shrub per 1,000 square feet of developable landscaped area. For parking lots with more than 50 spaces, each parking island must contain at least one

tree. Compliance with this standard will be required prior to issuance of the parking lot permit, and the landscaping plan must be revised to clearly indicate trees within the parking lot islands.

The Civil Plans do not currently show the full 20-foot landscaping yard required along W. 96th Street. To comply with this requirement, the proposed surmountable curbs will need to be pushed back approximately seven feet, and the area may not be paved with concrete. Additional landscaping must be installed between the sidewalk and parking areas within the minimum 20-foot landscape yard. A condition has been included in the staff report requiring that this correction be made prior to permit issuance.

As the property is zoned for industrial use, is not associated with food handling, and is not located within 300 feet of a residential property or residential zoning district, outdoor storage of trash and recycling is permitted. However, trash and recycling containers must be fully screened within an enclosed structure that utilizes building materials consistent with the primary structure. An enclosure gate is not currently shown on the site plans and will be required prior to permit issuance.

The submitted lighting plan does not meet the required minimum of 1.5 foot-candles across the parking area. For the outer perimeter of the lot, the standard is reduced to a minimum of 0.75 foot-candles. Additionally, a minimum of 7.0 foot-candles is required at all primary entrances and exits. A condition has been added to the staff report to ensure compliance with these lighting standards prior to permit issuance.

Stormwater Management

Stormwater must be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume.

The Stormwater Management plan has not yet been provided but will need to meet the requirements in the City of Bloomington Comprehensive Surface Water Management Plan. A maintenance plan has not yet been provided and will be required to be signed and filed at Hennepin County. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required.

Utilities

The subject property is served by City sanitary sewer and water service. The City Engineer must approve utility plans prior to issuing grading or other building permits. A combined domestic/fire service connection to the building will be required. Finally, the proposed building must have adequate fire hydrant coverage.

Traffic Analysis

No significant impacts to the adjacent traffic patterns due to the proposed building have been identified.

Fire Prevention and Public Safety

The access and circulation design must meet or exceed the minimum standards for Fire Prevention and be maintained in accordance with the approved plan, including a surface to provide all-weather driving capabilities. Apparatus access roads must be asphalt or concrete and support a minimum of 80,000 pounds.

The applicant proposes adequate water supply with a hydrant within 50 feet of the fire department connection and within 150 feet of any exterior wall. Hydrants will be approved by the Utilities and Fire Prevention Divisions. A looped water supply feeding a single, combined water service into the building is required for the domestic and sprinkler system water demand.

The building must be addressed plainly and visible from the street or road using numbers contrasting with the background.

OUTREACH

Outreach/Notification

- Newspaper Notice (10-day notice – 09/04/25 Sun Current)
- Mailed Notice (10-day notice – 500-foot buffer)
- Public Hearing Notice Online
- E-Subscribe Group Notification
- Inclusion on Development Map
- Signs on Site

FINDINGS

Required Final Site and Building Plan Findings - Section 21.501.01(d)(1-4):

Required Finding	Finding Outcome/Discussion
(1) The proposed development is not in conflict with the Comprehensive Plan.	Finding Made – The subject property’s Comprehensive Plan designation is Public and Industrial, which includes uses for municipal buildings as well as manufacturing and warehousing. A City fleet maintenance facility is not in conflict with the Comprehensive Plan.
(2) The proposed development is not in conflict with any adopted district plan for the area.	Finding Made – The proposed development is not located within an adopted District Plan area.

Required Finding	Finding Outcome/Discussion
(3) The proposed development is not in conflict with city code provisions.	Finding Made – Subject to the conditions listed in the staff report, the proposed development is not in conflict with City Code provisions.
(4) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – The proposed development is located adjacent to the City’s Public Works facility in an industrial area. It is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

RECOMMENDATION

Note the Planning Commission has final approval authority on this Final Site and Building Plans application unless an appeal to the City Council is received by 4:30 p.m. on September 23rd.

Staff recommends approval through the following motion:

In Case #PL2025-113, having been able to make the required findings, I move to approve Final Site and Building Plans to construct an approximately 40,000 square-foot City fleet maintenance facility located at 1800 W. 96th Street, subject to the conditions and Code requirements attached to the staff report.